



## Lexden Road Seaford

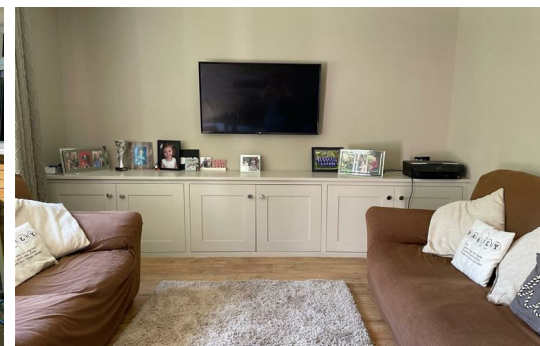
**Offers in excess of £550,000**

A very attractive and spacious Freehold detached family home with kerb appeal situated in a favoured area.

This extended five bedroom family home also offers two reception rooms, two modern bathrooms, a modern kitchen, a garage, two off-road parking spaces and a large private rear garden. Conveniently 'Bedroom Two' with family bathroom on the ground floor.

The property also benefits from an EV charging point, built-in wardrobes in bedrooms and since the current owners purchased the property the boiler, radiators, windows and electrics have all been updated.

The delightful rear garden is a particular feature of the property and offers seating and lawned areas with well stocked borders.





# Lexden Road Seaford

## Entrance Hall

The spacious entrance hall leads to all ground floor rooms and gives access to under stair storage.

## Lounge

The light and airy lounge is of a good size with a large window overlooking the front garden.

## Sitting and Dining Room

This is a perfect family room with French doors opening up into the rear garden. Low level storage cupboards are fitted to one wall.

## Bedroom Two

A good sized double bedroom located on the ground floor adjacent to the family bathroom.

## Kitchen

The kitchen has been recently modernised with lots of cupboard space, worktops and has a large window overlooking the rear garden. The kitchen is fitted with two ovens, gas hob, two undercounter integrated fridges, dishwasher and space for an undercounter washing machine.

## Family Bathroom

A modern walk-in shower room with a toilet and basin, adjacent to bedroom two.

## First Floor Landing

## Main Bedroom

The main bedroom is located on the first floor. It is spacious light and airy and is fitted with built-in wardrobes. A large window overlooks the rear garden.

## Bedroom Three

This is a double bedroom with fitted built-in wardrobes and a window overlooking the front garden.

## Bedroom Four

A bedroom fitted with built-in wardrobes and a window overlooking the rear garden.

## Bedroom Five

A bedroom fitted with built-in wardrobes and a window overlooking the front garden.

## Family Bathroom

A lovely bathroom which was recently fully modernised, tiled to ceiling height and fitted with a P-shaped bath, overhead shower, toilet and basin.

## Loft

Loft ladder, partly boarded and electric light.

## Parking

Garage and two off-road parking spaces.

EV Charging Point

## Garden

Front - lawn and borders

Rear - a large private garden

## Council Tax & Meters

Tax Band E - Approx. £2644.89 pa

Elec Meter Box - G Floor Bedroom

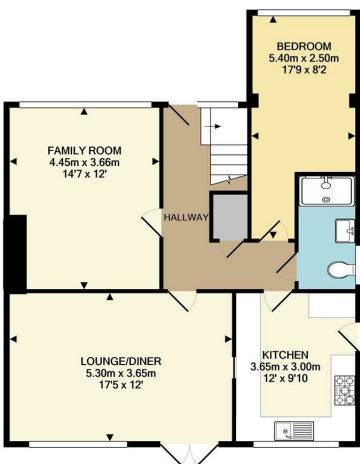
Gas Meter Box - Outside Front Door

## Floor Plan

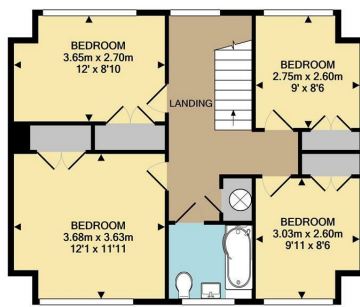
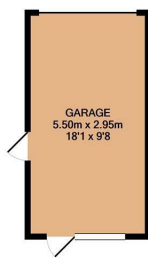
This plan and the dimensions are for information purposes only and may not be to scale and representative of the property.

## Mobile Reception, Broadband & WiFi Speed

Buyers have to rely on their own searches and surveys and by checking Ofcom and Openreach internet sites



GROUND FLOOR  
APPROX. FLOOR  
AREA: 153.2 SQ.M.  
(1649 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA: 99.5 SQ.M.  
(1071 SQ.FT.)

TOTAL APPROX. FLOOR AREA 153.2 SQ.M. (1649 SQ.FT.)  
Measurements are approximate. Net to scale. Illustrative purposes only.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs [92-95] <b>A</b>	85
[81-91] <b>B</b>	
[69-80] <b>C</b>	
[55-68] <b>D</b>	
[39-54] <b>E</b>	
[21-38] <b>F</b>	
[1-20] <b>G</b>	
Not energy efficient - higher running costs	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions [92 plus] <b>A</b>	C
[81-91] <b>B</b>	
[69-80] <b>C</b>	
[55-68] <b>D</b>	
[39-54] <b>E</b>	
[21-38] <b>F</b>	
[1-20] <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	EU Directive 2002/91/EC



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